

DRAFT

ITEM #2

P.C. MEETING: 11/18/04

PUBLIC HEARING

COMMUNITY: Fontana/2nd Supervisorial District
APPLICANT: Fouad Boulus, All Star Motors
JCS/INDEX: 12325CF1/W151-81/2004/GPA01/CUP01
PROPOSAL: A) General Plan Amendment Land Use District Amendment to change from Multiple Residential, one dwelling unit per 7,000 square feet of land (7M-RM) to General Commercial (CG) on .46 acres.
B) Conditional Use Permit with a 1,750 office, repair shop with two service bays and 6,157 sq. ft. outdoor display on .91 acres.
LOCATION: South side of Foothill Blvd., approximately 450 ft. west of Beech Avenue.
REP(S): James J. Harley, All Cities Permit Services
STAFF: Biron Bauer

Mr. Biron Bauer presented the staff report, which is on file with the Land Use Services Department, Current Planning Division.

Mr. Bauer discussed the proposed site plan, adding it was reviewed by the City of Fontana and (the project will ultimately be in the City of Fontana as it is in their Sphere of Influence). He discussed the City of Fontana's recommendations on the site plan, and showed photos of the area of the site.

Commissioner Kwappenberg asked if the curbing around the landscaping could have inlets so that the drainage water could flow into those areas and some of the water could be recaptured for the landscaping.

Mr. Bauer replied that the drainage plan is reviewed by the County Public Works Drainage Section. He discussed other issues regarding landscaping and the water issues.

Ms. Julie Rynerson, Current Planning Division Chief, discussed the diversion into the pervious surface, adding that this will be part of the design to meet the requirements under the SWMP (Storm Water Management Plan), adding that they could consider the request from Commissioner Kwappenberg.

Commissioner Kwappenberg discussed Los Angeles County allowing for the some of the water to perc down.

Ms. Julie Rynerson stated that they could make the recommendation to add a condition to capture and divert some of the water to be used for the landscaping.

Commissioner Dowling stated his concerns of capturing the water on the site, and further discussed the engineering difficulty of trying to retain the water on the site.

DRAFT

ITEM #2

P.C. MEETING: 11/18/04

Mr. Bauer stated that the applicant representative is present, Mr. James Harley, and he redesigned the property to the standards of the City of Fontana and to the County standards, adding that is why a Standard Negative Declaration was required.

PUBLIC TESTIMONY

The following person testified on the proposal:

- Mr. James Harley, Applicant Representative

Mr. James Harley, Applicant Representative, discussed the issues of the project. He discussed landscape issues and previous landscape projects he had done in relation to the diversion of water into the landscape areas.

Vice-Chairman Dowling asked about the business hours of the operation.

Mr. Harley replied that the hours would be from 9:00 a.m. to 7:00 p.m. He added they might stay over if there was a sale pending. He stated they will be directing light away from the housing tracts and the residential units, and will direct lights away from the oncoming vehicles/traffic on Foothill Blvd. at the nighttime hours.

There being no one else in the audience to speak on this item, Vice-Chairman Dowling closed the public testimony.

Mr. Bauer stated there was no opposition from the neighbors.

Commissioner Cramer stated he attend the field trip with Mr. Bauer and commented that the motels to the east and west were well maintained and showed pride of ownership.

DISCUSSION:

Commissioner Cramer motioned to recommend to the Board of Supervisors to Adopt the Negative Declaration, Adopt the General Plan Amendment to amend the Land Use District, Approve the Conditional Use Permit to establish the auto dealership, Adopt the Findings, and File a Notice of Determination.

Commissioner Kwappenberg seconded the motion.

DRAFT

ITEM #2

P.C. MEETING: 11/18/04

COMMISSION ACTION

RECOMMEND that the Board of Supervisors:

- A) ADOPT the Negative Declaration;
- B) ADOPT General Plan Amendment W151-81/2004 to amend the Land Use District Map for this site from Multiple Residential, one unit per each 7,000 square feet (7mRM) to General Commercial (CG) on .46 acres;
- C) APPROVE Conditional Use Permit W151-81/2004 to establish an auto dealership auto sales lot and showroom with two (2) proposed buildings including a 2-bay, 4200 sq. ft. repair building with auto detailing, and a 1750 sq. ft. dealership sales office on .91 acres in the Fontana/2nd Supervisorial District area, subject to the recommended Conditions of Approval;
- D) ADOPT the Findings; and
- E) FILE a Notice of Determination.

MOTION: CRAMER

SECOND: KWAPPENBERG

AYES: Cramer, Dowling, Kwappenberg, Mathews

NOES: None

ABSENT: Laning

ABSTAIN: None